



## 58 Katherine Close

Churchdown, Gloucester, GL3 1PB

**Offers in excess of £210,000**



Murdock & Wasley Estate Agents are pleased to bring to the market this fantastic two bedroom terraced house situated in the highly sought-after village of Churchdown.

Set at the end of a quiet cul-de-sac, the property offers off-road parking and an enclosed garden, making it ideal for a range of buyers, including first-time buyers and investors.

With its prime location, this home is sure to attract plenty of interest. Book a viewing today to secure your chance to make this superb house your new home!





## Entrance Hall

Accessed via composite door. Power points, radiator, stairs to first floor landing, laminate flooring. Door to:

## Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer a tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Space for washing machine and fridge/freezer, partly tiled walls, radiator, laminate flooring, front aspect upvc double glazed window.

## Lounge/ Diner

Tv point, power point, radiator, understairs storage cupboard, space for table and chairs, laminate flooring, rear aspect upvc double glazed French doors leading to the garden.

## Landing

Power points, access to loft space. Doors lead off:

## Bedroom One

Power point, radiator, built in storage cupboard, front aspect upvc double glazed window.

## Bedroom Two

Power point, radiator, rear aspect upvc double glazed window.

## Bathroom

Suite comprising of a panelled bath with shower over, low level W.C, pedestal wash hand basin, heated towel rail, partly tiled walls, rear aspect upvc double glazed window.

## Outside

At the front of the property, there's a neatly maintained gravel garden that leads to a tarmac driveway, offering off-road parking for two vehicles.

The rear of the property features a low-maintenance gravel garden with a cozy patio area, perfect for relaxing in the evenings.

## Tenure

Freehold

## Services

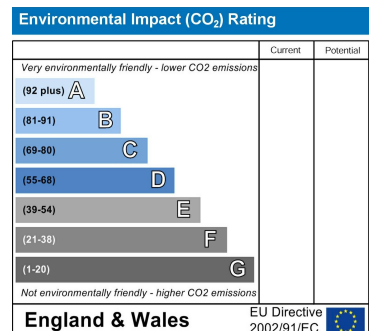
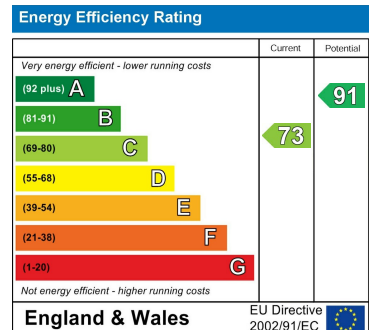
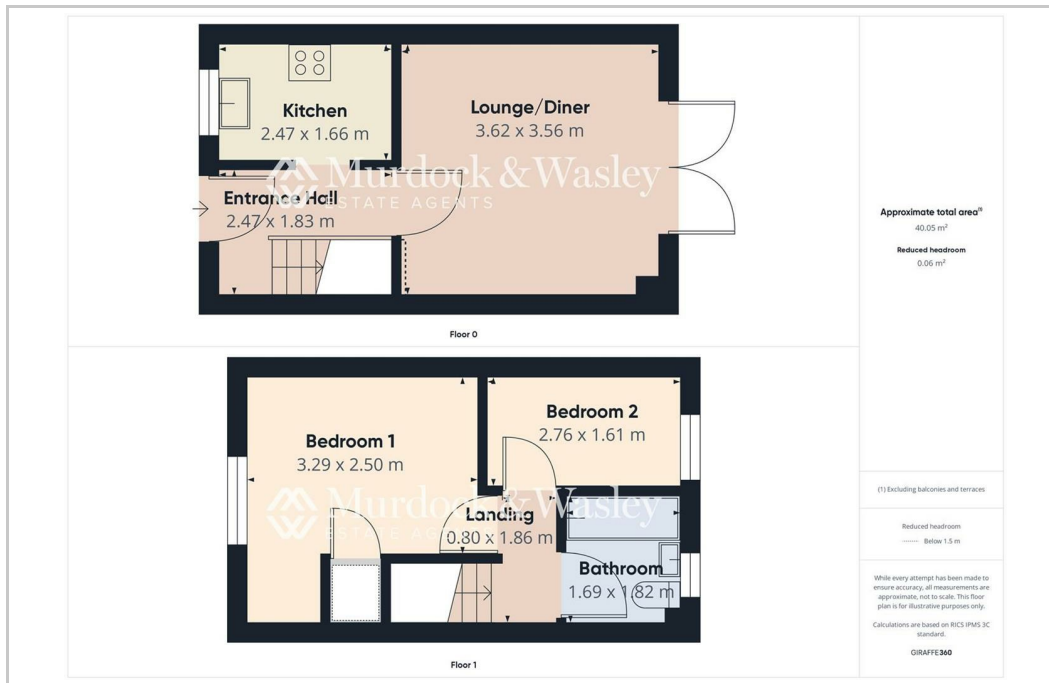
Mains water, gas, electricity & drainage.

## Local Authority

Tewkesbury Borough Council  
Council Tax Band: B

## Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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